

WARRANTY DEED

009523

NO TRANSFER
TAX PAID

32-62-2

KNOW ALL MEN BY THESE PRESENTS, THAT JOYCE D'AMICO, of Waterville, County of Kennebec and State of Maine in consideration of One Dollar (\$1.00) and other valuable consideration PAID BY DAVID SNIDER of Waterville, County of Kennebec and State of Maine, the receipt whereof I do hereby acknowledge, do hereby give, grant, bargain sell and convey unto the said David Snider, his heirs and assigns forever, a certain lot or parcel of land together with any buildings or improvements thereon in the City of Waterville, County of Kennebec and State of Maine, bounded and described as follows:

Unit 2 (known as #225) in the Condominium known as Ridgewood Heights Condominium situated in the City of Waterville, County of Kennebec, and State of Maine, together with the allocated interests appurtenant to each such unit, all as more fully set forth in the Declaration of Condominium of Ridgewood Heights Condominium dated December 29, 1989, and recorded in the Kennebec County Registry of Deeds in Book 3676, Page 3 as amended from time to time (the "Declaration"), and in the Plats and Plans of the Condominium recorded in said Registry of Deeds at Plan Book E-90003 through E-90010, as amended from time to time.

These premises are subject to:

- (a) Existing utility easements, rights and lines located on the premises, including the Central Maine Power Company, New England Telephone Company, and Kennebec Water District easements, rights and lines.
- (b) Applicable state and municipal statutes, regulations, ordinances, permits, approvals and laws, including, without limitation, the terms of the site Location of Development Act Order and the approvals from the City of Waterville.
- (c) The covenant running with the land that future use of the premises shall be restricted to residential use only with no commercial use of any type. Residential condominiums shall be permitted and rental of residential units shall not be deemed commercial use.
- (d) The condition that there be no further subdivision without the necessary state and local (Planning Board) approvals, Unit Owners Association approvals, and Declarant approvals, except that Declarant, its successors and assigns shall not need Unit Owner of Unit Owners Association approval for the construction of additional units pursuant to its Development Rights and Special Declarant Rights set forth in the Declaration.
- (e) Those matters set forth in or referred to in the Declaration of Condominium of Ridgewood Heights Condominium dated December 29, 1989, and recorded in the Kennebec County Registry of Deeds in Book 3676, Page 3 as amended from time to time (the "Declaration"), the Bylaws of the Ridgewood Heights Owners Association and in the Plats and

Plans of the condominium recorded in said Registry of Deeds at Plan Book E-90003 through E-90010, as amended from time to time, including without limitation the sixty (60) foot wide permanent greenbelt buffer strip along the stream as shown on the Condominium Plats.

Being all the same premises conveyed by Warranty Deed from Arthur H. Brown and William Topps, Jr. to Joyce D'Amico dated December 23, 1993 and recorded with the Kennebec County Registry of Deeds in Book 4598, Page 134.

TO HAVE AND TO HOLD the aforegranted and bargained premises, with all privileges and appurtenances thereof, to the said David Snider, his heirs and assigns, to them and their use and behoof forever.

AND I do covenant with the said Grantee, his heirs and assigns, that I am lawfully seized in fee of the premises; that they are free of all encumbrances; that I have good right to sell and convey to the said Grantee to hold as aforesaid; and that me and my heirs, shall and will warrant and defend the same to the said David Snider, his heirs and assigns forever, against the lawful claims and demands of all persons.

IN WITNESS WHEREOF, we, the said JOYCE D'AMICO has herunto set her hand and seal this 16 day of April, 1998.

Signed, Sealed and Delivered
in presence of:

[Signature]

Joyce D'Amico
Joyce D'Amico

STATE OF MAINE,
KENNEBEC, ss.

April 16, 1998

Personally appeared the above named Joyce D'Amico and acknowledged the foregoing instrument to be her free act and deed.

Before me,

[Signature]
Notary Public/Attorney at Law

Printed Name: Mark J. Nale

RECEIVED KENNEBEC SS.

1998 APR 29 AM 9:00

ATTEST: [Signature]
REGISTER OF DEEDS